

Seattle's Shorelines Today and Tomorrow



Mitigation

Current Mitigation Requirements

Achieved through:

General Development Standards

“1. All shoreline developments and uses shall be located, designed, constructed and managed to minimize interference with or adverse impacts to beneficial natural shoreline processes such as water circulation, littoral drift, sand movement, erosion and accretion”

Current Mitigation Requirements

Specific Development Standards

“Bulkheads are allowed when:

- The bulkhead would not detrimentally redirect littoral drift, waves, currents or sediments to other shorelines;
- The bulkhead does not extend waterward of ordinary high water unless necessary to protect the toe of a cliff from wave action”

Current Mitigation Requirement

- Very general
- Different interpretations of general development standards among Land Use Planners
- Different levels of experience and knowledge
- Leads to inconsistent application and impact/mitigation ratios that are not quantified

New Shoreline Guidelines (173-26 WAC) Mitigation Requirements

- New mitigation standard – “no net loss” of ecological function
- New standard is an important change
- Achieving this standard is an improvement to current regulations

New Shoreline Guidelines (173-26 WAC) Mitigation Requirements

- Mitigation should be achieved through mitigation sequencing
 - Avoid
 - Minimize
 - Mitigate
- Mitigation must offset the impacts from proposed development
- City can not require mitigation in excess of the impacts

DPD's Proposal on Meeting Mitigation Requirement

- Apply mitigation sequencing
- Short term/construction impacts - Use General Development Standards
- Long term identified impacts - Use methods from the Shoreline Alternative Mitigation Plan (SAMP)
- Water Quality impacts - SAMP is not the appropriate tool - Include requirements in new code

Shoreline Alternative Mitigation Plan Methods

- Provides a way to measure both the impacts of development and mitigation requirements
- Transparent method that is consistent project to project and LU Planner to LU Planner
- Ensures more consistency and effective mitigation

Key Questions:

- Is the Shoreline Alternative Mitigation Plan a good method to achieve the mitigation requirements for long term impacts?
- If not, is there another method that could be used to meet the mitigation requirements?
- Are the more specific general development standards, in addition to the existing general development standards, adequate for mitigating construction/short term impacts?
- If not, what should be included to mitigate construction/short term impacts?